

Memorandum



Date: October 2, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

Agenda Item No. 5(T)

From: George M. Burgess
County Manager

Subject: CENTURY GARDENS AT TAMIAMI

RECOMMENDATION

The following plat meets concurrency and is hereby submitted for consideration by the Board of County Commissioners for approval. The Miami-Dade County Plat Committee recommends approval and recording of the plat listed below. This plat is bounded on the north by approximately SW 116 Street, on the east by SW 152 Avenue, on the south by SW 120 Street, and on the west by SW 157 Avenue.

SCOPE

This plat is located within the boundaries of Commission District 11.

FISCAL IMPACT/FUNDING SOURCE

Not Applicable

TRACK RECORD/MONITOR

Not Applicable

BACKGROUND

CENTURY GARDENS AT TAMIAMI (T-22648)

- Located in Section 9, Township 55 South, Range 39 East
- Commission District: 11
- Zoning: RU-1M(A), RU-3M AND BU-1A
- Proposed Usage: Single family residences, townhouses and commercial
- Number of parcels: 452

PLAT RESTRICTIONS

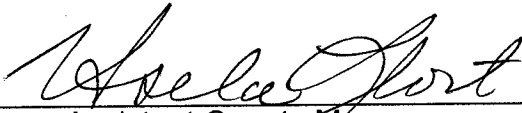
- That SW 120th Street, SW 117th Street, SW 153rd Avenue and SW 154th Avenue, as shown on the plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns, the reversion or reversions thereof whenever discontinued by law.

- That individual wells shall not be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.
- That the use of septic tanks will not be permitted on any lot or tract within this subdivision, unless approved for temporary use, in accordance with County and State regulations.
- That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.
- Tract "B", as shown on the plat, is hereby reserved for common area, for the joint and several use of property owners within this subdivision and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association, its successors and/or assigns, and/or a Miami-Dade County approved Community Development District or maintained by Miami-Dade County approved Special Taxing District.
- Tracts "C", "D" and "F", as shown on the plat, are hereby reserved for common areas for the joint and several use of property owners within this subdivision and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association, its successors and/or assigns, and/or a Miami-Dade County approved Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- Tract "E", as shown on the plat, is hereby reserved for common area for the joint and several use of the property owners within this subdivision and as a means of ingress-egress to the individual lots and tracts and for the installation and maintenance of public utilities, and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association, its successors and/or assigns, and/or a Miami-Dade County approved Community Development District or maintained by a Miami-Dade County approved Special Taxing District.
- The limited access right-of-way lines, as shown on the plat, are hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining arterial roads.
- The areas adjacent to the canal are to be graded to prevent direct overland discharge into the canal.
- That the utility easements at the sides, front and rear of certain lots and tracts, shown by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

DEVELOPER'S OBLIGATION

- Paving, sidewalks, drainage, curb and gutter, valley gutter, guardrail, concrete decorative wall, traffic control signs, striping and monumentation. Bonded under bond number 7744 for the amount of \$575,794.00.

Should you need additional information, please contact Mr. Raul Pino, PLS, Chief, Land Development Division, Public Works Department, at (305) 375-2112.

A handwritten signature in black ink, appearing to read "Angela Short", written over a horizontal line.

Assistant County Manager




MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: October 2, 2007

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 5(T)

Please note any items checked.

_____ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ Housekeeping item (no policy decision required)

☒ No committee review

Approved _____ Mayor

Agenda Item No. 5 (T)

10-02-07

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF CENTURY
GARDENS AT TAMIAMI, LOCATED IN THE SOUTHWEST
1/4 OF SECTION 9, TOWNSHIP 55 SOUTH, RANGE 39
EAST (SW 120 STREET AND SW 157 AVENUE)

WHEREAS, BG Commercial, LLC, a Florida limited liability company and Century Gardens, LLLP, a Florida limited liability limited partnership, have this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as CENTURY GARDENS AT TAMIAMI, the same being a replat of a portion of "Greater Miami Estates Part Two", according to the plat thereof, as recorded in Plat Book 23, at Page 43, of the Public Records of Miami-Dade County, Florida, lying and being in the Southwest 1/4 of Section 9, Township 55 South, Range 39 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said plat insofar as the authority of this Board is concerned have been complied with,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that said plat is hereby approved; that the dedication of the streets, alleys and other rights-of-way however designated or depicted on said plat is hereby accepted; that the Miami-Dade County Plat Restrictions as listed on said plat are approved and are to be enforced; that approval of the plat is not a waiver of any zoning regulations and that the requirements of the zoning existing on this land at the time this resolution is approved shall be enforced whether or not the various parcels on this plat conform to those requirements; this approval is conditioned upon the proper execution of all documents required by the County Attorney's Office.

The foregoing resolution was offered by Commissioner _____, who
moved its adoption. The motion was seconded by Commissioner _____
and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day
of October, 2007. This resolution shall become effective ten (10) days after the date of its
adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an
override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Joni Armstrong Coffey

5W 157th Avenue

5W 116th Street

North



CENTURY GARDENS AT TAMiami
T-22648

5W 120th Street

